

REGULAR MEETING

BRIDGEWATER PLANNING BOARD

April 17th, 2024

The regular meeting of the Planning Board convened at 6:30 p.m. via Zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. Geller, Mr. Haley, Ms. Rojas, Mr. MacDonald

ASSOCIATES PRESENT: Ms. Spagone

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner Sristhi Jain, Assistant Planner, Steve Solari, Building Inspector, Greg Tansey, Town Engineer

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from March 20, 2024, Meeting)

Director Bob Rulli updated on the project status as the Conservation Commission still has an active Enforcement Order on the site and suggested continuing to a later planning meeting.

Motion to continue to May 15th, 2024, made by Member Geller and seconded Member Rojas.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

0 Plymouth St (Map 24, Lot 52) – Site Plan Review (Section 10.6) for new office /warehouse building with parking, drainage, and utilities. (Continued from March 20, 2024, Meeting)

The applicant Drew Dyer requested for continuance.

Motion to continue to May 15th, 2024, made by Member Haley and seconded Member Macdonald.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

815 Bedford St (Map 88, Lot 23) – Site Plan Review (Section 10.6) for new commercial/retail building as well as self-storage facilities and other site improvements (Continued from March 20, 2024, Meeting)

The Planning Board recapped the Site Visit from April 5, 2024 with their observations. Chairman Driscoll discussed the site elevations and the old growth elm trees. Member Geller suggested preserving the existing mature pine trees at the rear of Romney Road and inquired about the primary reason for removing the existing retaining wall and creating another curb cut on Bedford Street. Member Haley also agreed with Chairman Driscoll and Member Geller's comments. Chairman Driscoll continued to discuss the observations and suggestions related to the site in regarding preservation of trees and access to the site.

Larry Silva of Silva Engineering Associates, representing the applicant, discussed the site's elevation and varying topography along all three sides of the road. He also addressed the retaining wall on Romney Road and justified the proposed site plan.

Meeting open to public comments:

Steven Prisco, of 130 Aldrich Road provided an update on the existing retaining wall, stating that it was mandated by the conservation commission in 2006 under the supervision of the building inspector and that it cost him a significant amount of money.

Christin Hrenko, of 7 Romney Road questioned the timing of the trucks coming in from Romney Road and the distance between propane tanks.

Ray Ajemian, of 221 Aldrich Road commented that the buffering trees on Romney Road should be preserved.

David Gabriel, of 22 Elmwood Crescent commented on the buffering on the northern side of the property.

Carlton Hunt, of 80 Austin Street questioned the size of the trucks entering from Romney Road.

Virginia Duggan, of 65 Fox Hill Drive questioned the sidewalk and lighting on Romney Road.

Nancy Prisco, of 130 Aldrich Road, provided feedback on the drainage concerns pertaining to both the current property and the proposed new location.

Thomas Pratti, of 37 Bolton Place, shared his thoughts on how the scale of the project relates to the size of the site.

Matt Hrenko, of 7 Romney Road, raised concerns regarding the project's compliance with the bylaws.

Mark Peterson of 43 Church Street, talked about the need for an updated NOI with the retaining wall.

Larry Silva of Silva Engineering Associates, representing the applicant, responded through the Chair questions asked by the public and stated that they would go back to the Owner of the property to discuss possible changes to be made.

Member Spagone provided feedback on the proposed site plan regarding drainage and buffering and inquired about the 3D rendering of the project.

Greg Tansey, Town Engineer, raised the concerns mainly related to the proposed grades and drainage on the site as well questioned the water table of the corner of the site.

Motion to continue to May 15th, 2024, made by Member MacDonald and seconded by Member Rojas

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Planning Board Minutes – January 3rd, 10th, and 17th and February 7, 2024, Meeting Minutes.

Motion to approve the minutes by Member Geller and seconded by Member MacDonald

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Active Adult/55+ Housing Zoning Ordinance Workshop – May 2024

Shane O’Brien provided an update on the upcoming workshop for the next planning meeting.

Adjournment: The Motion to adjourn was made by Member Geller second by Member Haley and it was unanimously voted.